

October 23, 2023

**Via Email**

Christopher Carthy, Chairman  
North Castle Planning Board  
17 Bedford Road  
Armonk, NY 10504



**Re: MRL 11 Whippoorwill LLC  
11 Whippoorwill Lane (107.04-1-5)  
Site Plan Application**

Chairman Carthy and Members of the Planning Board:

**I. INTRODUCTION**

This firm, together with Alfonzetti Engineering, P.C. and Michael Piccirillo Architecture, represents MRL 11 Whippoorwill LLC (“Applicant”) in connection with this Site Plan Application for the construction of a single-family home at the property located at 11 Whippoorwill Lane (“Property”). This application was last before your Board on August 7, 2023. At that meeting, your Board voted affirmatively to retain special counsel to address certain legal issues raised by the neighbors pertaining to the Applicant’s ability to develop the Property. Special counsel has submitted a memorandum to your Board confirming that the Property is a legal non-conforming lot with a legal frontage on a mapped road and a right of access over Whippoorwill Lane and the strip of land adjacent to the Property, which is part of 9 Stone Hollow Way, and that the Applicant has the right to improve that strip of land as shown on the proposed plans. The purpose of this letter is to transmit revised plans for the proposed single-family house and to secure placement on the Planning Board November 13, 2023 agenda.

**II. DESCRIPTION OF SITE AND ZONING**

The Property is located at 11 Whippoorwill Lane and is identified on the Tax Assessment Map of the Town of North Castle as 107.04-1-5. The site, which is currently vacant land, is approximately 1.28 acres and is located in the R-2A zoning district. While the minimum lot size in the R-2A zoning district is 2 acres, the Property was created by filed Map # 3585, which was recorded in the offices of the Westchester County Clerk in 1930 after approval by the North Castle Planning Commission. Accordingly, the Property is considered a pre-existing legal non-conforming building lot. Further, after its undeniably legal creation, the Property was originally transferred by deed in 1932 and recorded at liber 3276 page 76. At the time that this deed was recorded with the Westchester County Clerk, the Property met all the zoning requirements.

Several of the neighbors, and their Counsel, have raised certain issues regarding the Property’s legal non-confirming status and rights of access to the site. To address these specious

claims, and in order to avoid unnecessary repetition, your Board is directed to Special Counsel's September 22, 2023 Memorandum. In summary, as stated above, that Memorandum concludes that the Property is a legal non-conforming lot with legal frontage on a mapped road and with a right of access over Whippoorwill Lane and a private strip of land, which is part of 9 Stone Hollow Way. Further, the Applicant clearly has the right to improve that portion of Stone Hollow Way to which it has access rights.

### **III. Proposed Single-Family Home**

The Applicant is proposing to develop the Property with a single-family home that is fully compliant with all zoning regulations. The proposed home is approximately 7,300 s.f., consisting of a first and second floor with garage. The maximum floor area permitted on the Property, based upon its size of 1.28 acres, is 8,468 s.f. The Applicant's proposal is roughly 13% beneath the maximum allowed by the zoning code. Additionally, the maximum allowable building coverage for the Property is 8%. The Applicant's proposal has a development coverage of 6.5%, which is below the maximum permitted by approximately 15%. As you can see on the enclosed plans, the proposal is also fully compliant with all required setback and height requirements.

It must be noted that one of the major concerns identified by the neighbors was the proposed pool and accompanying 17-foot-high retaining wall, which would have had significant visual impacts on the neighbor located at 11 Stone Hollow Way. In order to alleviate that issue, the Applicant has removed the proposed pool from its plans.

In support of this application, the Applicant is pleased to submit the following plans:

1. Site Plan, prepared by Alfonzetti Engineering P.C., dated June 12, 2023, last revised October 20, 2023;
2. Site Details, prepared by Alfonzetti Engineering, P.C. dated June 12, 2023, last revised October 20, 2023;
3. Gross Land Coverage Worksheet, prepared by Alfonzetti Engineering, P.C. dated October 20, 2023;
4. Basement/Foundation Plan, prepared by Michael Piccirillo Architecture, dated June 26, 2023, last revised August 22, 2023;
5. 1<sup>st</sup> Floor Plan, prepared by Michael Piccirillo Architecture, dated June 26, 2023, last revised August 22, 2023;
6. Second Floor Plan, prepared by Michael Piccirillo Architecture, dated June 26, 2023, last revised August 22, 2023;
7. Roof Plan, prepared by Michael Piccirillo Architecture, dated June 26, 2023, last revised August 22, 2023;
8. Elevations, prepared by Michael Piccirillo Architecture, dated June 26, 2023, last revised August 22, 2023;
9. Elevations, prepared by Michael Piccirillo Architecture, dated June 26, 2023, last revised August 22, 2023; and
10. Floor Area Calculations Worksheet, prepared by Michael Piccirillo Architecture, dated May 16, 2023.

#### IV. CONCLUSION

Please place this matter on the Planning Board's November 13, 2023 agenda for a continued discussion of the project and, if your Board deems appropriate, the scheduling of the required public hearing.

If you have any questions or concerns, please don't hesitate to contact me.

Very truly yours,

  
\_\_\_\_\_  
Kory Salomone

cc: Adam Kaufman, AICP  
Roland Baroni, Jr., Esq.  
John Kellard, P.E.  
Serge Lebedev  
Vladimir Levin, R.A.  
Ralph Alfonzetti, P.E.



TOWN OF NORTH CASTLE  
 WESTCHESTER COUNTY  
 17 Bedford Road  
 Armonk, New York 10504-1898

PLANNING DEPARTMENT  
 Adam R. Kaufman, AICP  
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### GROSS LAND COVERAGE CALCULATIONS WORKSHEET

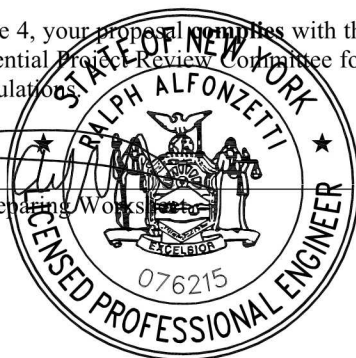
Application Name or Identifying Title: 11 Whipoorwill Lane Date: 10/20/2023  
 Tax Map Designation or Proposed Lot No.: 107.04-1-5

Gross Lot Coverage

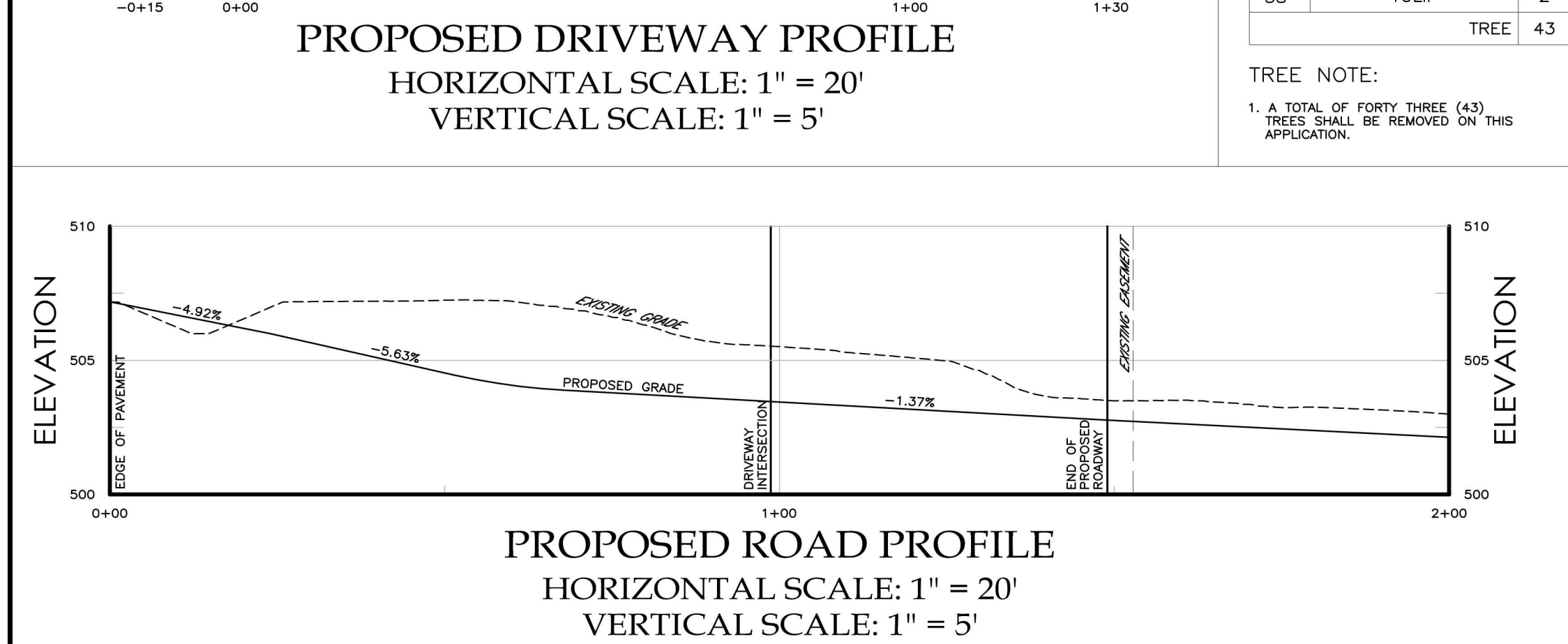
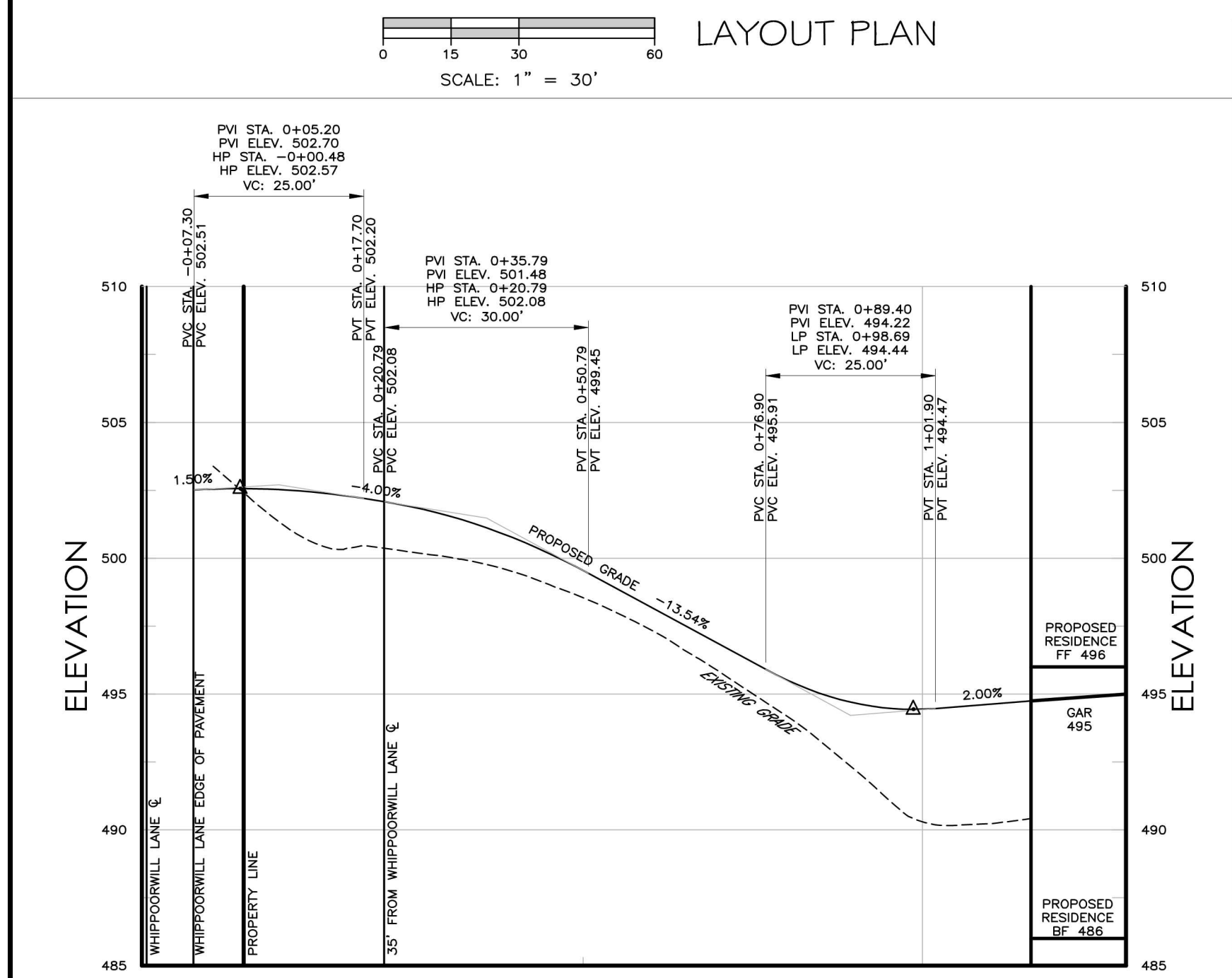
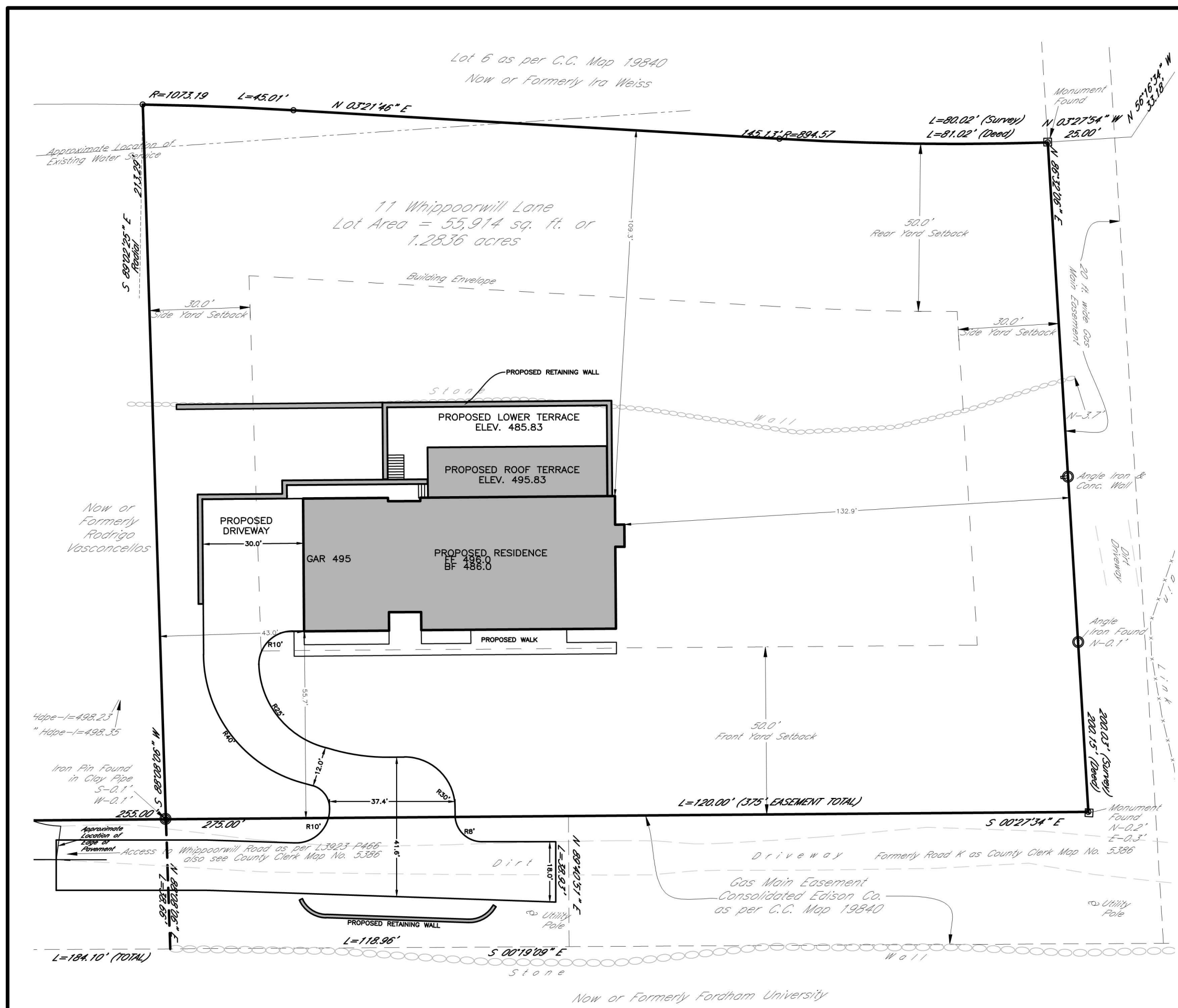
- |     |  |                       |
|-----|--|-----------------------|
| 1.  | Total lot Area (Net Lot Area for Lots Created After 12/13/06):   | <u>55,914 S.F.</u>    |
| 2.  | <b>Maximum</b> permitted gross land coverage (per Section 355-26.C(1)(a)):   | <u>10,461.86 S.F.</u> |
| 3.  | <b>BONUS</b> maximum gross land cover (per Section 355-26.C(1)(b)):  |                       |
|     | Distance principal home is beyond minimum front yard setback<br><u>5.7</u> x 10 =  | <u>57 S.F.</u>        |
| 4.  | <b>TOTAL Maximum Permitted gross land coverage</b> = Sum of lines 2 and 3  | <u>10,518.86 S.F.</u> |
| 5.  | Amount of lot area covered by <b>principal building</b> :<br><u>0</u> existing + <u>4,438.0</u> proposed =                   | <u>4,438.0 S.F.</u>   |
| 6.  | Amount of lot area covered by <b>accessory buildings</b> :<br><u>0</u> existing + <u>0</u> proposed =                        | <u>0 S.F.</u>         |
| 7.  | Amount of lot area covered by <b>decks</b> :<br><u>0</u> existing + <u>0</u> proposed =                                      | <u>0 S.F.</u>         |
| 8.  | Amount of lot area covered by <b>porches</b> :<br><u>0</u> existing + <u>0</u> proposed =                                    | <u>0 S.F.</u>         |
| 9.  | Amount of lot area covered by <b>driveway, parking areas and walkways</b> :<br><u>0</u> existing + <u>3,295.0</u> proposed = | <u>3,295.0 S.F.</u>   |
| 10. | Amount of lot area covered by <b>terraces</b> :<br><u>0</u> existing + <u>1,321.0</u> proposed =                             | <u>1,321.0 S.F.</u>   |
| 11. | Amount of lot area covered by <b>tennis court, pool and mechanical equip</b> :<br><u>0</u> existing + <u>0</u> proposed =    | <u>0 S.F.</u>         |
| 12. | Amount of lot area covered by <b>all other structures</b> :<br><u>0</u> existing + <u>90.0</u> proposed =                    | <u>90.0 S.F.</u>      |
| 13. | Proposed <b>gross land coverage</b> : Total of Lines 5 – 12 =  | <u>9,144.0 S.F.</u>   |

If Line 13 is less than or equal to Line 4, your proposal complies with the Town's maximum gross land coverage regulations and the project may proceed to the Residential Project Review Committee for review. If Line 13 is greater than Line 4 your proposal does not comply with the Town's regulations.

  
 Signature and Seal of Professional Preparing Worksheets



10/20/2023  
 Date



**EROSION CONTROL NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL SEDIMENT AND EROSION CONTROL PRACTICES. THE SEDIMENT AND EROSION CONTROL PRACTICES ARE TO BE INSTALLED PRIOR TO ANY MAJOR SOIL DISTURBANCES, AND MAINTAINED IN EFFECTIVE CONDITION THROUGHOUT THE CONSTRUCTION PERIOD OR UNTIL PERMANENT PROTECTION IS ESTABLISHED.
- PRIOR TO ANY EXCAVATION, SILT FENCE SHALL BE INSTALLED AT THE LOCATIONS NOTED ON THE EROSION CONTROL PLAN. ADDITIONAL SILT FENCE MAY BE REQUIRED BY THE ENGINEER IN THE FIELD. SILT FENCING SHALL BE MAINTAINED IN EFFECTIVE CONDITION AND SHALL NOT BE REMOVED UNTIL DISTURBED AREAS ARE THOROUGHLY STABILIZED.
- INSTALL ANTI-TRACKING PAD AT ALL CONSTRUCTION ENTRANCES. ANTI-TRACKING PAD SHALL BE 2"-3" DIAMETER CRUSHED STONE 6" DEEP.
- TIMELY MAINTENANCE OF SEDIMENT CONTROL STRUCTURES IS THE RESPONSIBILITY OF THE CONTRACTOR. ALL STRUCTURES SHALL BE MAINTAINED IN GOOD WORKING ORDER AT ALL TIMES. THE SEDIMENT LEVEL IN ALL SEDIMENT REMOVING DEVICES SHALL BE CLOSELY MONITORED AND SEDIMENT REMOVED PROMPTLY WHEN MAXIMUM LEVELS ARE REACHED OR AS ORDERED BY THE ENGINEER. SEDIMENT SHALL BE DISPOSED OF IN A MANNER THAT DOES NOT RESULT IN ADDITIONAL EROSION OR POLLUTION. ALL SEDIMENT CONTROL STRUCTURES SHALL BE INSPECTED ON A REGULAR BASIS, AND IMMEDIATELY AFTER EACH RAINFALL TO INSURE PROPER OPERATION AS DESIGNED. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
- ALL TOPSOIL NOT TO BE USED FOR FINAL GRADING SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND PLACED IN A STABILIZED STOCKPILE OR FILL AREA. ALL TOPSOIL REQUIRED FOR FINAL GRADING AND STORED ON SITE SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED WITHIN 14 DAYS OR OTHERWISE STABILIZED. DO NOT STOCKPILE MATERIALS ON STEEP SLOPES, IN DRAINAGE SWALES OR IN WETLAND AREAS. SURROUND ALL STOCKPILE AREAS WITH STAKED HAYBALES OR SILT FENCE.
- ALL SLOPES CONSTRUCTED WITH FILL MATERIAL AND ALL SLOPES WITH GRADE 3:1 OR STEEPER SHALL BE TOPSOILED, SEEDED, MULCHED AND STABILIZED WITH STAKED TOBACCO NETTING, OR EROSION BLANKET AS NOTED, UNLESS OTHERWISE DIRECTED.
- ANY DISTURBED AREAS THAT WILL BE LEFT EXPOSED MORE THAN 14 DAYS AND NOT SUBJECT TO CONSTRUCTION TRAFFIC, SHALL IMMEDIATELY RECEIVE TEMPORARY SEEDING. MULCH SHALL BE USED IF THE SEASON PREVENTS THE ESTABLISHMENT OF A TEMPORARY COVER. DISTURBED AREAS SHALL BE LIMED AND FERTILIZED PRIOR TO TEMPORARY SEEDING.
- ALL DISTURBED AREAS WITHIN 500 FEET OF A BUILDING SHALL BE WETTED AS NECESSARY TO PROVIDE DUST CONTROL. A WATERING TRUCK WILL BE USED IN DRY SEASON TO WET DUST AREAS.
- THE CONTRACTOR SHALL KEEP THE ROADWAYS WITHIN THE PROJECT CLEAR OF SOIL AND DEBRIS AND IS RESPONSIBLE FOR ANY STREET CLEANING NECESSARY DURING THE COURSE OF THE PROJECT.
- ALL CATCH BASINS AND DRAIN INLETS ARE TO BE PROTECTED WITH SEDIMENT FILTERS THROUGHOUT THE CONSTRUCTION PERIOD AND UNTIL ALL DISTURBED AREAS ARE STABILIZED.
- UTILITY LINE EXCAVATED MATERIAL SHALL BE TEMPORARILY STOCKPILED ON THE HIGH SIDE OF EXCAVATION SO RUNOFF IS DIRECTED AWAY FROM TRENCH. AFTER BACK-FILLING, AREA IS TO BE TOPSOILED, SEEDED AND MULCHED.
- SEDIMENT AND EROSION CONTROL STRUCTURES SHALL BE REMOVED AND THE AREA STABILIZED WHEN THE DRAINAGE AREA HAS BEEN PROPERLY STABILIZED BY PERMANENT MEASURES.
- ALL AREAS OF DISTURBED SOIL SHALL BE STABILIZED BY THE CONTRACTOR. IN ADDITION TO ALL SPECIFIED EROSION CONTROL DEVICES, THE CONTRACTOR SHALL TAKE ALL STEPS NECESSARY TO STABILIZE THE SITE AT ALL TIMES.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).

**Cut/Fill Summary**

Name	Cut Factor	Fill Factor	2d Area	Cut	Fill	Net
CUT & FILL SG	1.000	1.000	42105.10 Sq. Ft.	1041.98 Cu. Yd.	1263.86 Cu. Yd.	221.88 Cu. Yd. <Fill>
Totals				1041.98 Cu. Yd.	1263.86 Cu. Yd.	221.88 Cu. Yd. <Fill>

**TREE LEGEND**

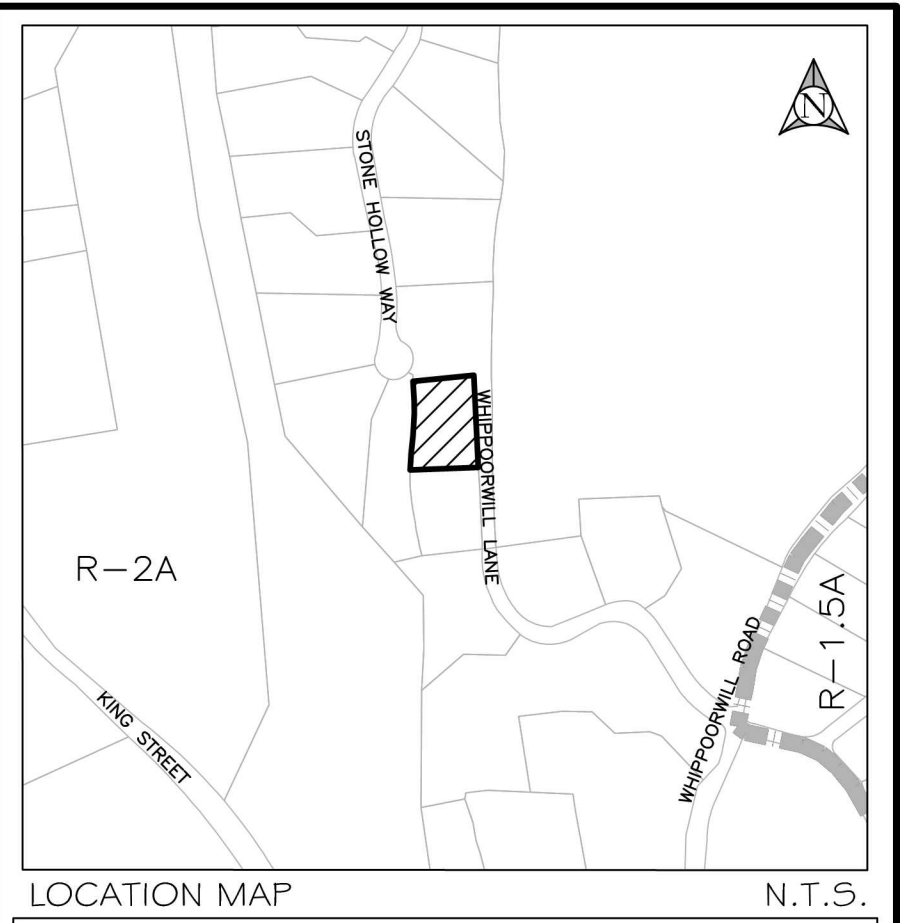
- TREES TO BE REMOVED
- TREES TO BE PROTECTED

**CONSTRUCTION SEQUENCE:**

- THE PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED IN ONE PHASE. THE CONSTRUCTION WILL BE IN A SEQUENCE THAT WILL MINIMIZE THE POTENTIAL FOR EROSION. CONSTRUCTION IS SCHEDULED TO BEGIN IN SUMMER OF 2023. THE GENERAL SEQUENCE OF CONSTRUCTION IS AS FOLLOWS:
- SURVEY AND STAKE LIMITS OF DISTURBANCE AND EROSION CONTROL INSTALLATION.
- INSTALL EROSION CONTROLS (ANTI-TRACKING PAD, SILT FENCE, TEMPORARY SOIL STOCKPILE) AS SHOWN ON THE EROSION CONTROL PLAN AND PER THE RESPECTIVE EROSION CONTROL DETAILS.
- STRIP TOPSOIL AND ROUGH GRADING. NOTE THAT DISTURBED SOIL THAT WILL NOT BE WORKED FOR A PERIOD GREATER THAN 14 DAYS MUST BE STABILIZED. STABILIZATION MUST BE INITIATED BY THE END OF THE NEXT BUSINESS DAY AND COMPLETED WITHIN SEVEN (7) DAYS.
- EXCAVATE FOR PROPOSED FOOTINGS/FOUNDATION. HOUSE FRAMING AND SUPERSTRUCTURE IS CONSTRUCTED.
- EXCAVATE AND INSTALL SUBSURFACE UTILITIES; WATER SERVICE, ELECTRIC TELEPHONE/CABLE/DRAINAGE, SEPTIC SYSTEM SHALL BE STAKED AND CONSTRUCTED.
- PROTECT SEPTIC SYSTEM DURING CONSTRUCTION.
- FINAL GRADING, SEEDING, SODDING, AND OTHER SOIL STABILIZING LANDSCAPING FOR FINAL SITE STABILIZATION.
- REMOVE EROSION CONTROL, SILT FENCE AND ANTI-TRACKING PAD. DISCARD EROSION CONTROL DEVICES IN AN APPROPRIATE MANNER.

**CONSTRUCTION NOTES:**

- THE CONTRACTOR SHALL LOCATE AND VERIFY IN THE FIELD ALL UTILITIES: SEWER, WATER, GAS, ELECTRICAL, ETC. PRIOR TO THE START OF CONSTRUCTION. CONTRACTOR SHALL CALL CODE 753 (FORMERLY CODE 53) PRIOR TO THE START OF CONSTRUCTION.
- THE INSTALLATION OF WATER AND SEWER SHALL BE INSPECTED UNDER THE DIRECTION OF A N.Y. STATE LICENSED PROFESSIONAL ENGINEER.
- EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REQUIRED AS INDICATED ON THIS PLAN OR THE EROSION CONTROL PLAN OR AS DIRECTED BY THE GOVERNING AGENCY, IN ACCORDANCE WITH THE CURRENT EDITION OF "NEW YORK STATE STANDARDS AND SPECIFICATIONS FOR EROSION AND SEDIMENT CONTROLS" (BLUE BOOK).
- AS BUILT PLANS IF REQUIRED, SHALL BE CERTIFIED BY A N.Y. STATE LICENSED SURVEYOR OR PROFESSIONAL ENGINEER.
- ALL PROPERTY DISTURBED IN THE RIGHT-OF-WAY OR ON PRIVATE LANDS, SHALL BE RESTORED TO ACCEPTABLE CONDITIONS, AS REQUIRED BY THE GOVERNING AGENCY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL APPLICATIONS AND PERMITS REQUIRED FOR CONSTRUCTION.
- THE ROAD AND UTILITIES SHALL BE STAKED IN THE FIELD BY A NEW YORK STATE LICENSED SURVEYOR OR ENGINEER.
- UNDERGROUND UTILITIES: GAS, ELECTRIC, CABLE, TELEPHONE, ETC. SHALL BE AS REQUIRED BY THE GOVERNING AGENCY AND THE APPROPRIATE UTILITY COMPANY.
- ALL PROPOSED OR DISTURBED SLOPES, 1H:2V OR GREATER SHALL BE STABILIZED WITH AN EROSION CONTROL BLANKET.
- IN LIEU OF BLASTING, ROCK RIPPING WILL BE USED WHEREVER POSSIBLE. IF BLASTING IS REQUIRED, BLASTING WILL OCCUR IN ACCORDANCE WITH REGULATIONS AND STANDARDS PRESCRIBED BY THE GOVERNING AGENCY. CONTRACTOR IS RESPONSIBLE FOR ALL NECESSARY PERMITS IF BLASTING IS REQUIRED.
- NO REPRESENTATION OF THE SUB-SURFACE SOIL CONDITIONS ON THIS SITE ARE MADE OR IMPLIED. IT IS THE DEVELOPER/CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL IMPROVEMENTS ARE PLACED ON SOIL WITH A SUITABLE BEARING CAPACITY.
- OVERNIGHT EXCAVATIONS WILL NOT BE PERMITTED.



**NOTES**

WALLS GREATER THAN FOUR (4) FEET IN HEIGHT SHALL BE CERTIFIED BY THE PROFESSIONAL ENGINEER PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY/COMPLETION.

**DEEP TEST HOLE DESCRIPTION**

DT1	0"-6" TOPSOIL 6"-72" SILTY SANDS MODERATELY COMPACTED
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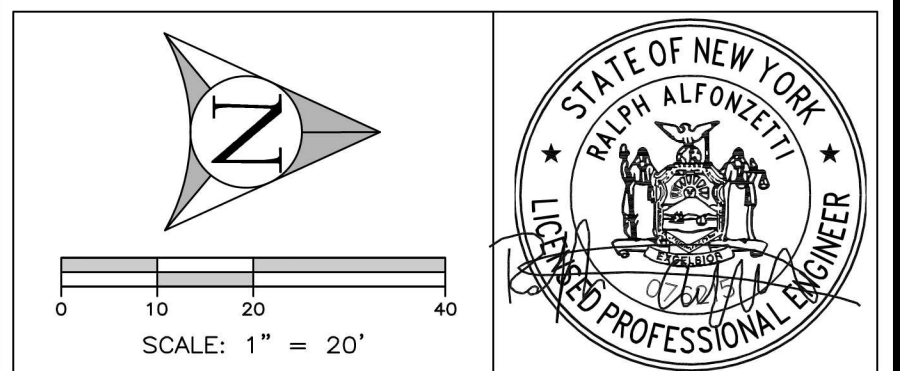
**PERCOLATION TEST DATA**

P1	40 MIN./IN.
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**ZONING TABLE**

ZONE	ONE FAMILY RESIDENCE DISTRICT ZONE (R-2A)
TOTAL LOT AREA:	1.28 AC
	REQUIRED/ PROPOSED
MINIMUM LOT AREA:	2 ACRES
FRONT YARD SETBACK:	50 FT. 55.7 FT.
SIDE YARD SETBACK:	30 FT. 43.0 FT.
REAR YARD SETBACK:	50 FT. 109.3 FT.
MAXIMUM HEIGHT:	30 FT. 29.1 FT.
MAXIMUM BUILDING COVERAGE:	8% 6.5%

IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY. IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED, THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



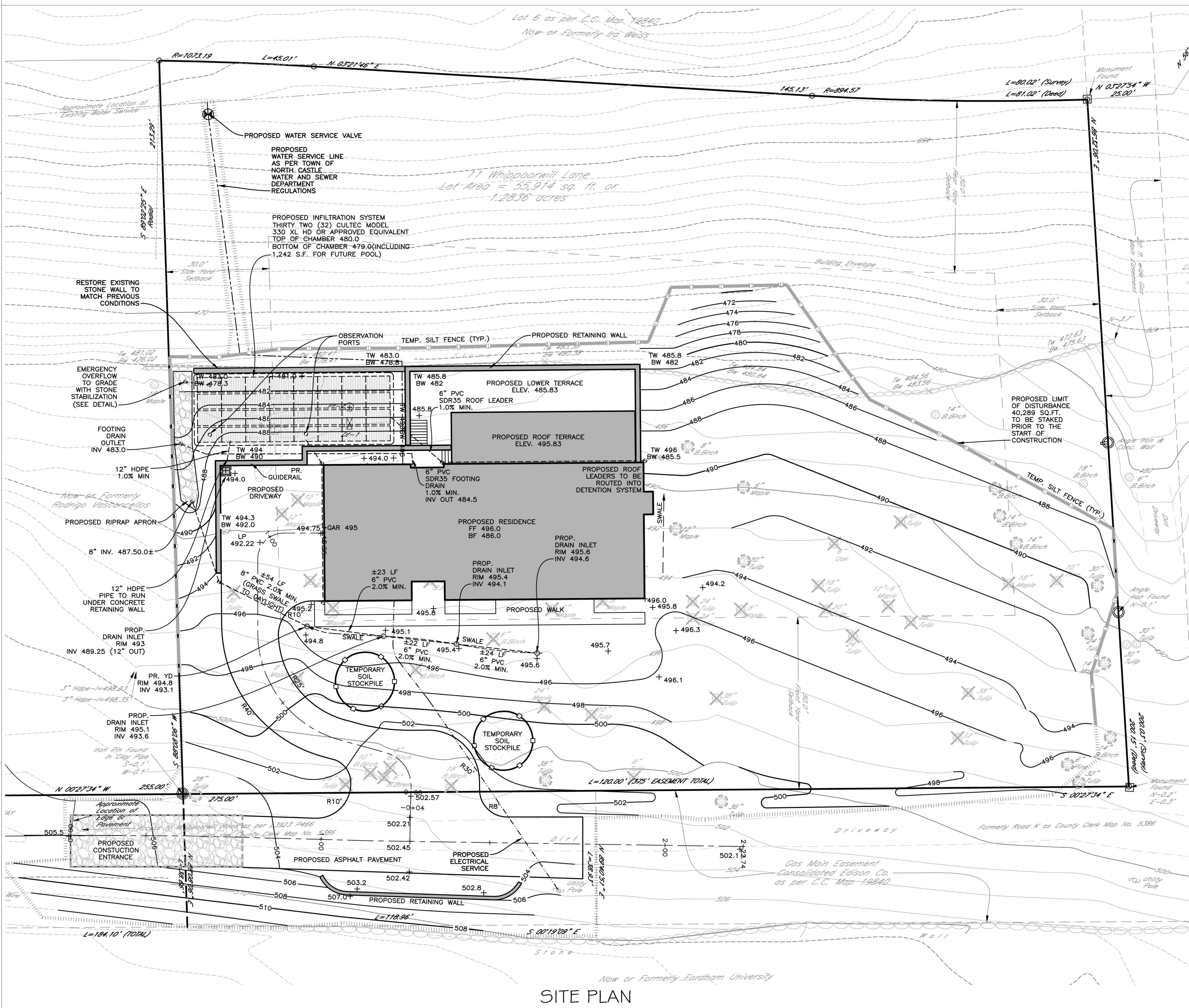
**ALFONZETTI ENGINEERING, P.C.**  
14 SMITH AVE, MT. KISCO, N.Y. 10549  
914-666-9800 INFO@ALFONZETTIENG.COM

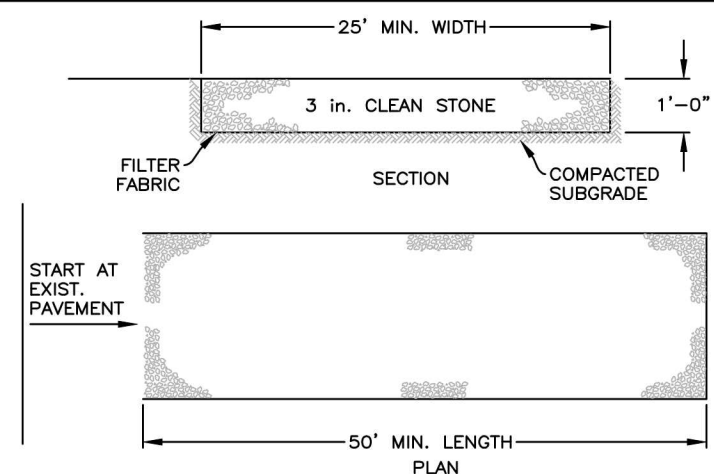
**SITE DATA**

OWNER/APPLICANT: MRL 11 WHIPPOORWILL LLC  
 SITE ADDRESS: 11 WHIPPOORWILL LANE ARMONK, NEW YORK 10504  
 TAX MAP #: 107.04-1-5  
 LOT AREA: 1.28 ACRES  
 ZONING: R-2A

**SITE PLAN**  
JUNE 12, 2023

PROJECT: 11 WHIPPOORWILL LANE  
TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK



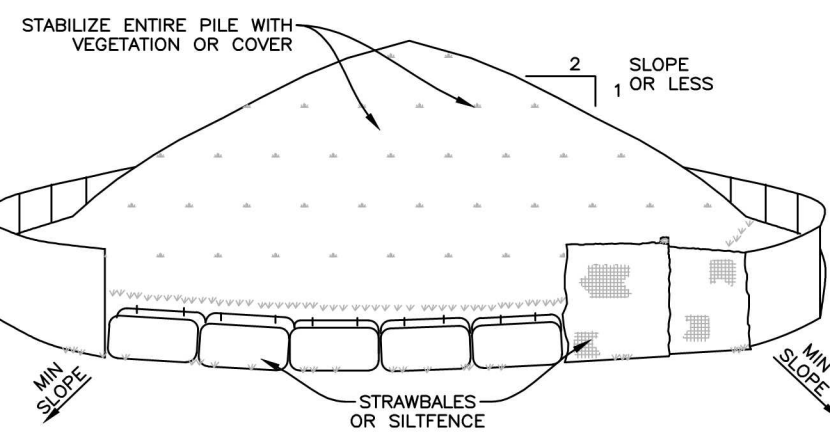


TO BE PROVIDED AT ALL POINTS OF EQUIPMENT INGRESS OR EGRESS ONTO PUBLIC RIGHTS-OF-WAY.

**INSTALLATION NOTES**

1. STONE SIZE - USE 3" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET (EXCEPT ON A SINGLE RESIDENCE LOT WHERE A 30 FOOT MINIMUM LENGTH WOULD APPLY).
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - 25 FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCUR.
5. FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENCE LOT.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE, IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT OF WAY THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY DEBRIS USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT OF WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

**STABILIZED CONSTRUCTION ENTRANCE (ANTI-TRACKING PAD) N.T.S.**



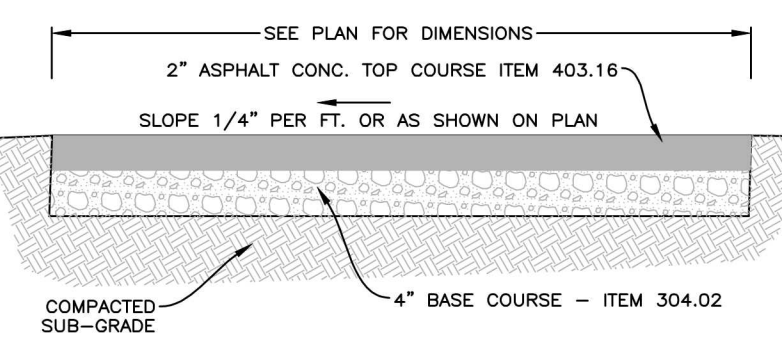
TO BE USED WHERE TOPSOIL PRESERVATION IS NECESSARY FOR REGRADING AND VEGETATING DISTURBED AREAS. TOPSOIL IS APPLIED TO SUBSOLS THAT ARE DROUGHTY (HAVING LOW AVAILABLE MOISTURE FOR PLANTS); STONY, SALTY, HAVE LOW PERMEABILITY, OR ARE EXTREMELY ACID. IT IS ALSO USED TO BACKFILL AROUND SHRUB AND TREE TRANSPLANTS. PRESERVATION OF EXISTING TOPSOIL IS BENEFICIAL FOR ALL TYPES OF LAWN OR ORNAMENTAL PLANTINGS.

TEMPORARY STOCKPILE STABILIZATION MEASURES INCLUDE VEGETATIVE COVER, MULCH, NON-VEGETATIVE COVER, AND PERIPHERAL SEDIMENT TRAPPING BARRIERS. THE STABILIZATION MEASURE(S) SELECTED SHOULD BE APPROPRIATE FOR THE TIME OF YEAR, SITE CONDITIONS, AND REQUIRED DURATION OF USE.

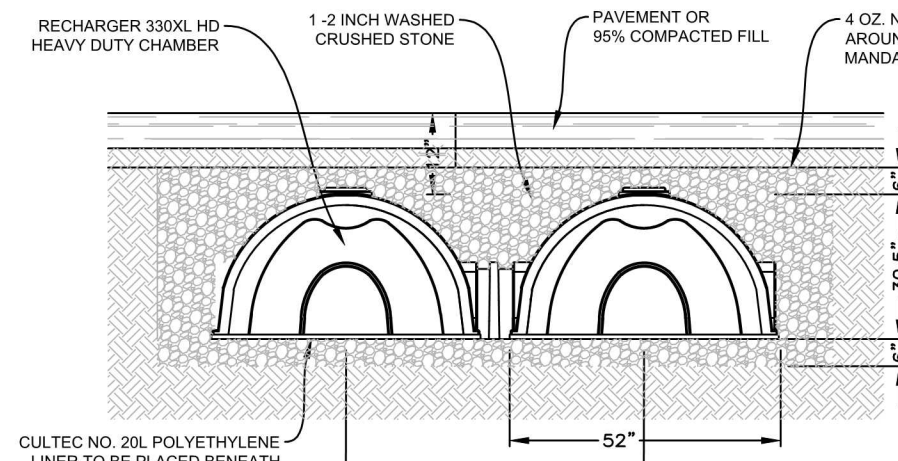
**INSTALLATION NOTES**

1. AREA CHOSEN FOR STOCKPILING OPERATIONS SHALL BE DRY AND STABLE.
2. MAXIMUM SLOPE OF STOCKPILE SHALL BE 1:2.
3. UPON COMPLETION OF SOIL STOCKPILING, EACH PILE SHALL BE SURROUNDED WITH EITHER SILT FENCING OR STRAWBALES, THEN STABILIZED WITH VEGETATION OR COVERED.

**TEMPORARY MATERIAL STOCKPILE N.T.S.**

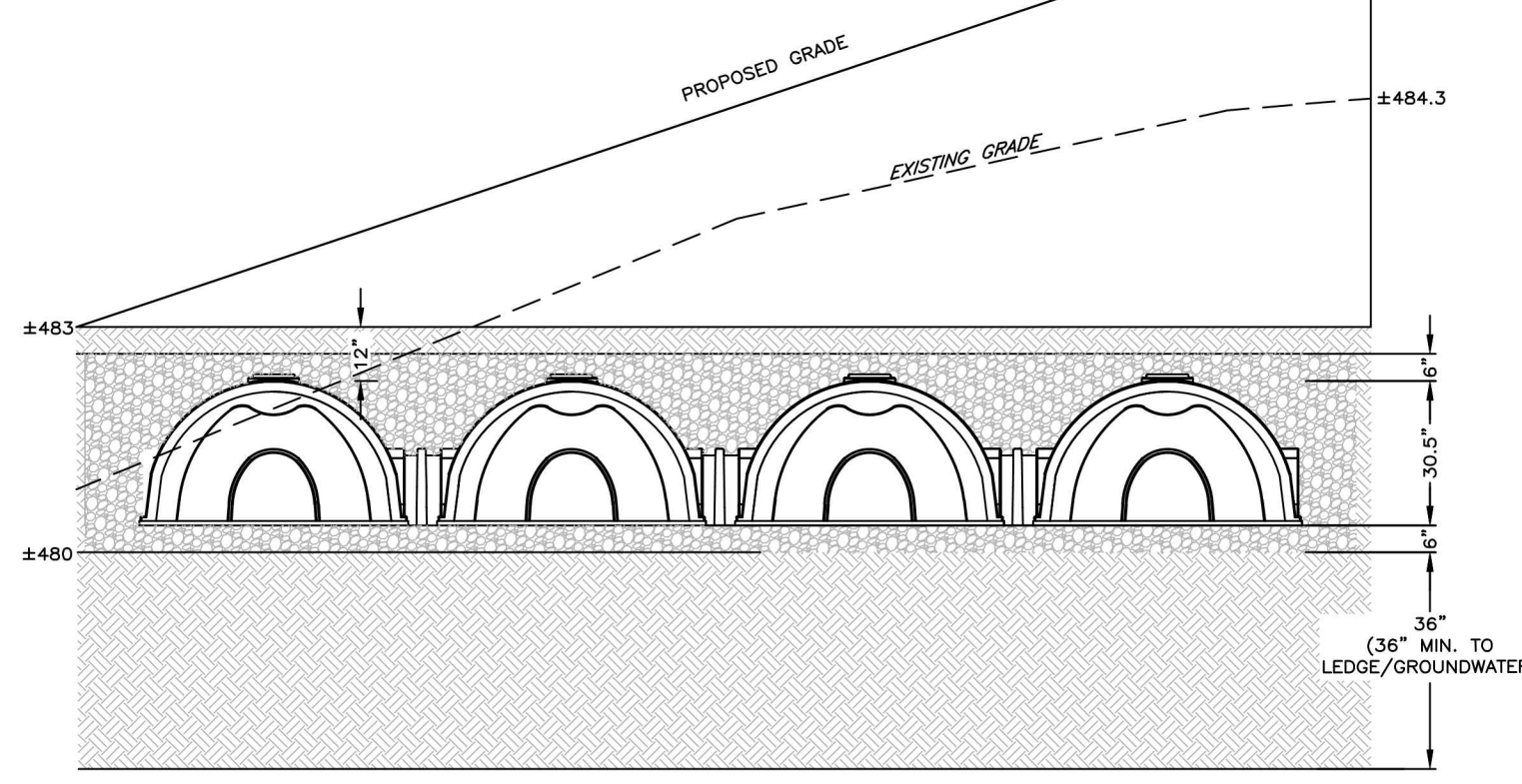


**DRIVEWAY SECTION N.T.S.**

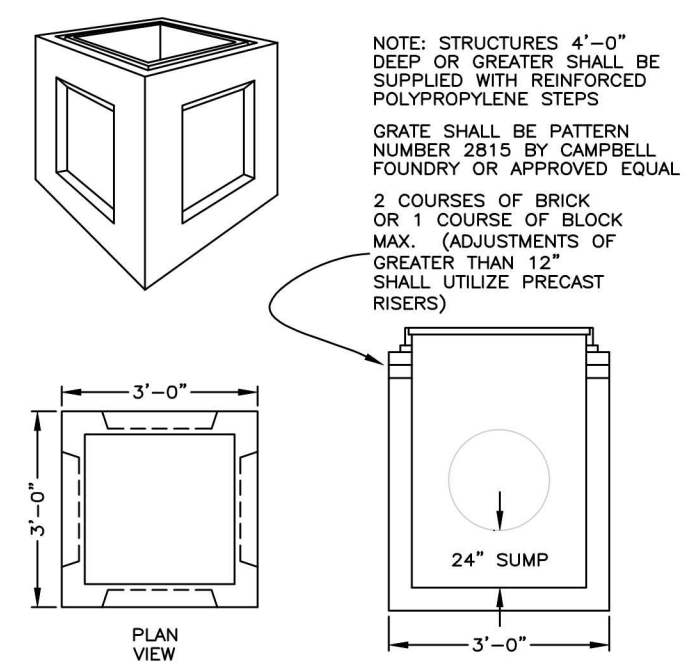


GENERAL NOTES:  
RECHARGER 330XL HD BY CULTEC, INC. OF BROOKFIELD, CT. STORAGE PROVIDED = 11.32 CF/FT PER DESIGN UNIT.  
REFER TO CULTEC, INC.'S CURRENT RECOMMENDED INSTALLATION GUIDELINES. USE RECHARGER 330XL HD HEAVY DUTY FOR TRAFFIC AND/OR H-25 APPLICATIONS.  
CHAMBERS SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS

**STORMWATER CHAMBER CROSS SECTION N.T.S.**

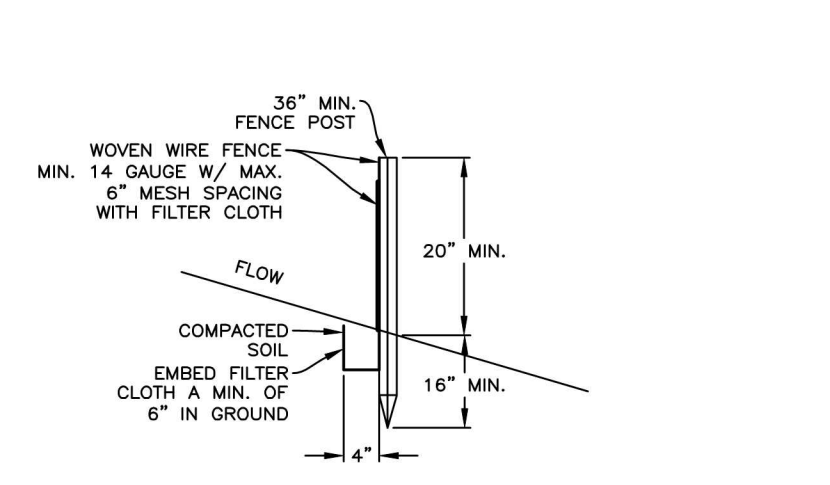
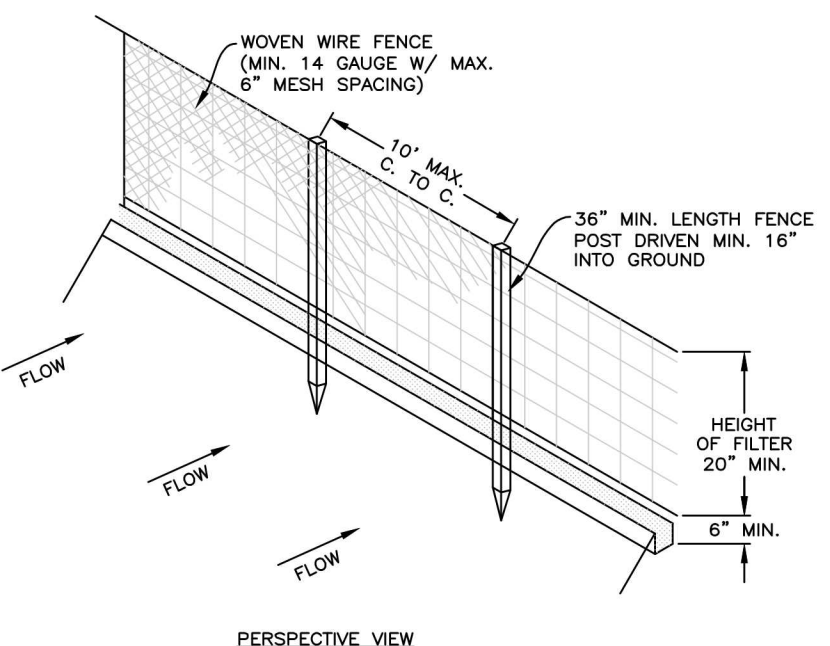


**STORMWATER CHAMBER INSTALLATION N.T.S.**



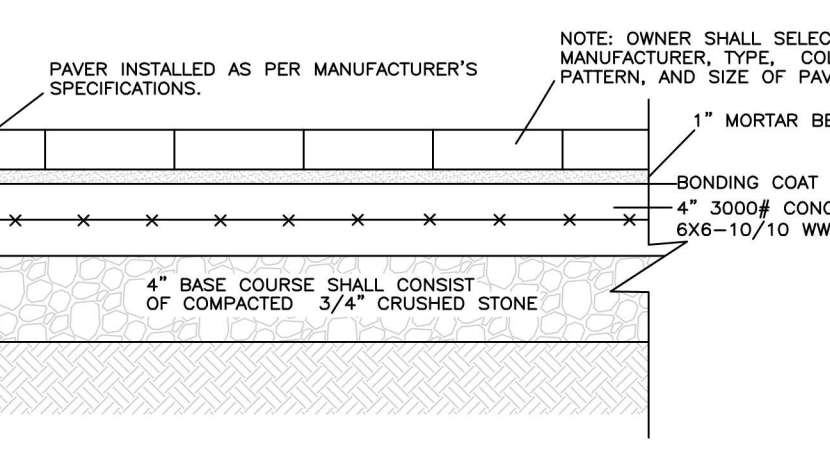
**'CULTEC' CHAMBERS INSPECTION PORT NON-TRAFFIC APPLICATION N.T.S.**

NOTE: STRUCTURES 4'-0" DEEP OR GREATER SHALL BE SUPPLIED WITH REINFORCED POLYPROPYLENE STEPS.  
GRATE SHALL BE PATTERN NUMBER 2815 BY CAMPBELL FOUNDRY OR APPROVED EQUAL.  
2 COURSES OF BRICK OR 1 COURSE OF BLOCK MAX. (ADJUSTMENTS OF GREATER THAN 12" SHALL UTILIZE PRECAST RISERS)

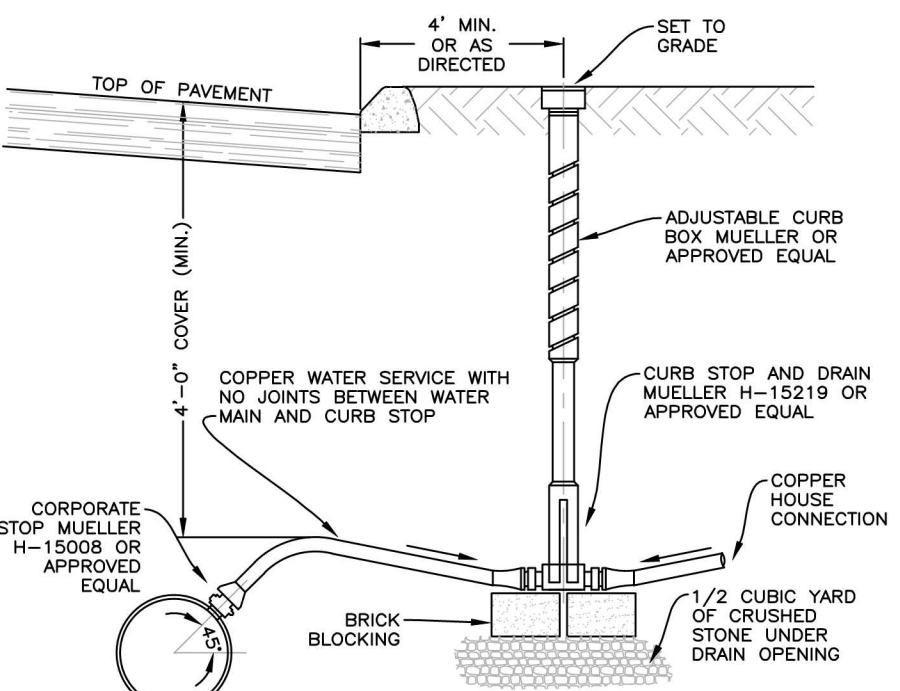


**SILT FENCE N.T.S.**

- CONSTRUCTION SPECIFICATIONS**
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH TIES OR STAPLES. POST SHALL BE STEEL EITHER 1" OR 1 1/2" TYPE OR HARDWOOD.
  2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION. FENCE SHALL BE WOVEN WIRE, 6" MAXIMUM MESH OPENING.
  3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED. FILTER CLOTH SHALL BE EITHER FILTER # 100, STABILINA T140N, OR APPROVED EQUIVALENT.
  4. PREFABRICATED UNITS SHALL MEET THE MINIMUM REQUIREMENTS SHOWN.
  5. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

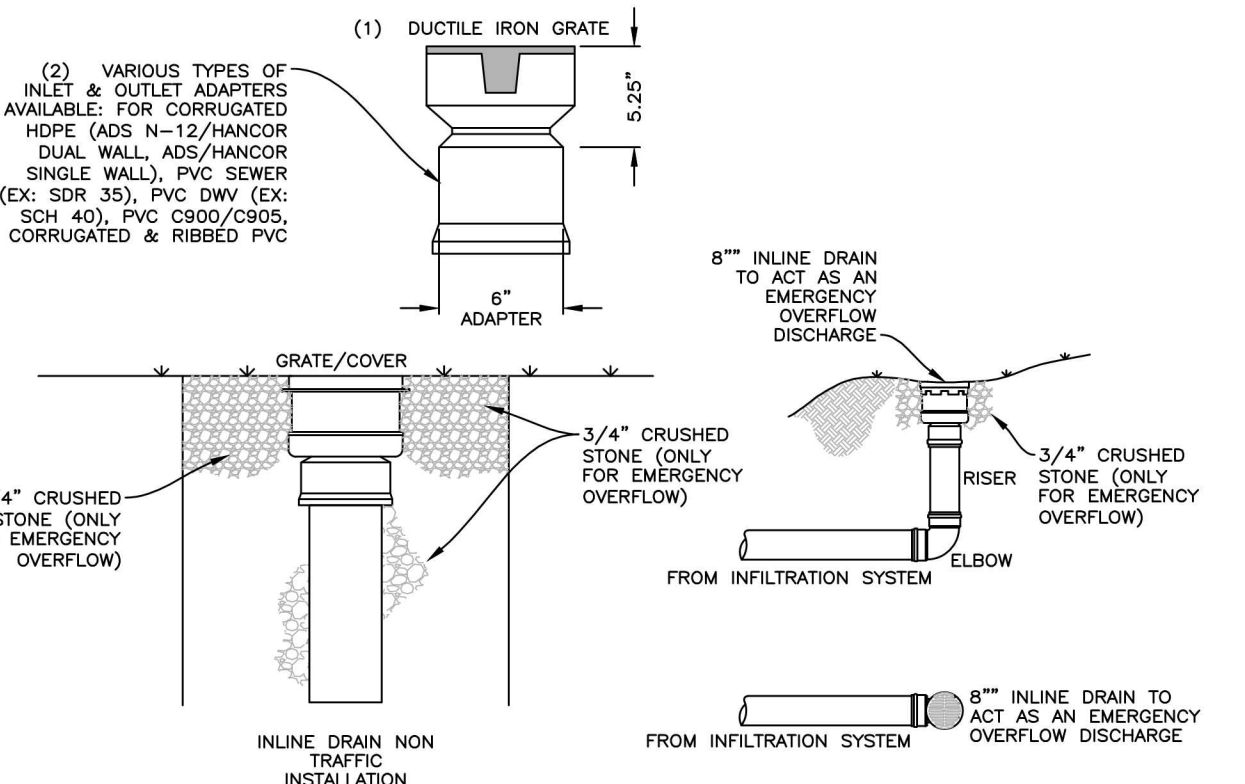


**WALKWAY DETAIL N.T.S.**



**WATER SERVICE CONNECTION DETAIL N.T.S.**

- WATER SERVICE NOTES:**
1. THE WATER LINE TAP SIZE SHALL BE DETERMINED AT THE TIME A WATER TAP PERMIT IS OBTAINED FROM THE ARMONK WATER DEPARTMENT.
  2. ALL WATER TAPS (INCLUDING CURB BOXES) AND UTILITY SLEEVES MUST BE INSTALLED PRIOR TO PAVING.



**EMERGENCY OVERFLOW DISCHARGE N.T.S.**

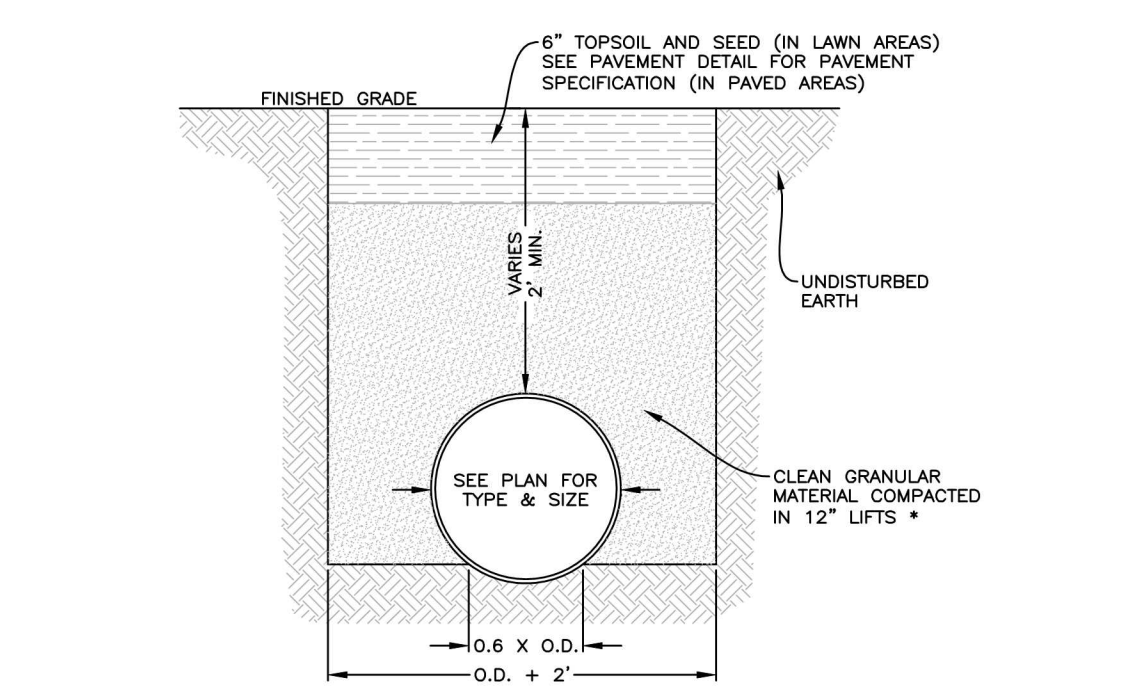
IT IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW, ARTICLE 145, SECTION 7209(2), FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR LAND SURVEYOR, TO ALTER ANY ITEM ON THIS PLAN IN ANY WAY IF ANY ITEM BEARING THE SEAL OF AN ENGINEER OR LAND SURVEYOR IS ALTERED. THE ALTERING ENGINEER OR LAND SURVEYOR SHALL AFFIX TO THE ITEM HIS SEAL AND THE NOTATION "ALTERED BY" FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.



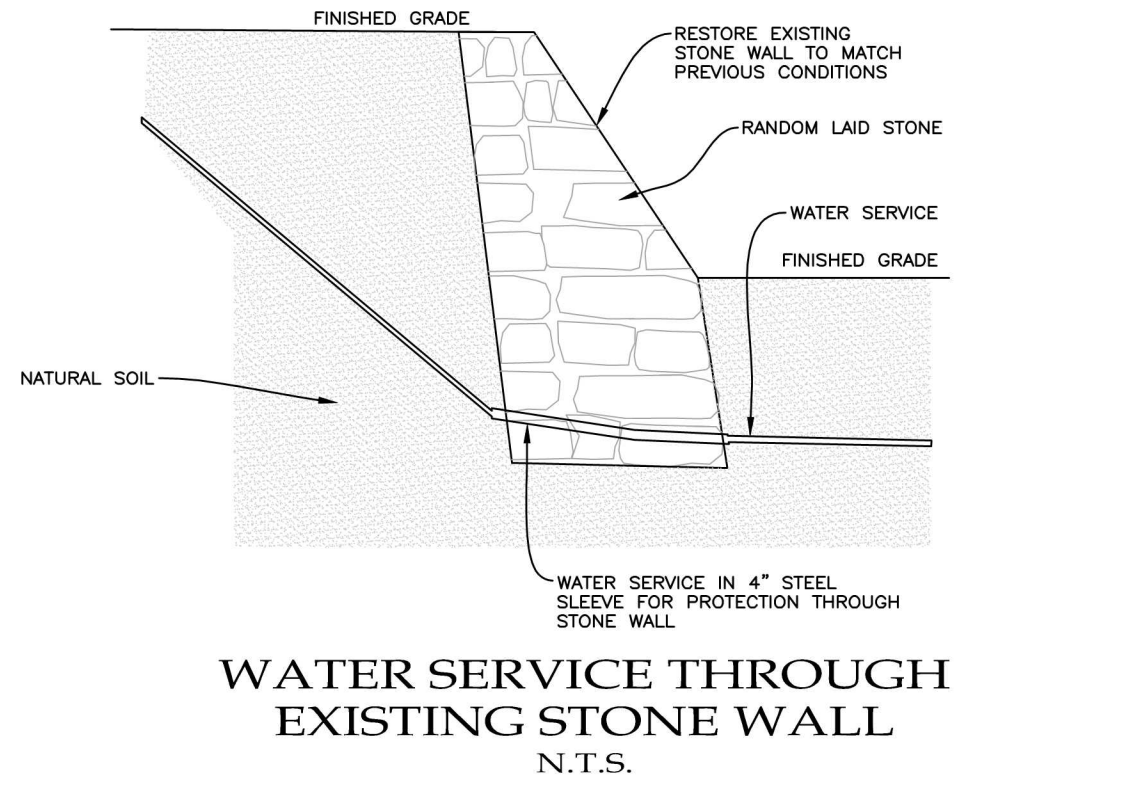
**ALFONZETTI ENGINEERING, P.C.**  
14 SMITH AVE, MT. KISCO, N.Y. 10549  
914-666-9800 INFO@ALFONZETTIENG.COM

SITE DATA	
OWNER/APPLICANT:	MRL 11 WHIPPOORWILL LLC
SITE ADDRESS:	11 WHIPPOORWILL LANE ARMONK, NEW YORK 10504
TAX MAP #:	107.04-1-5
LOT AREA:	1.28 ACRES
ZONING:	R-2A

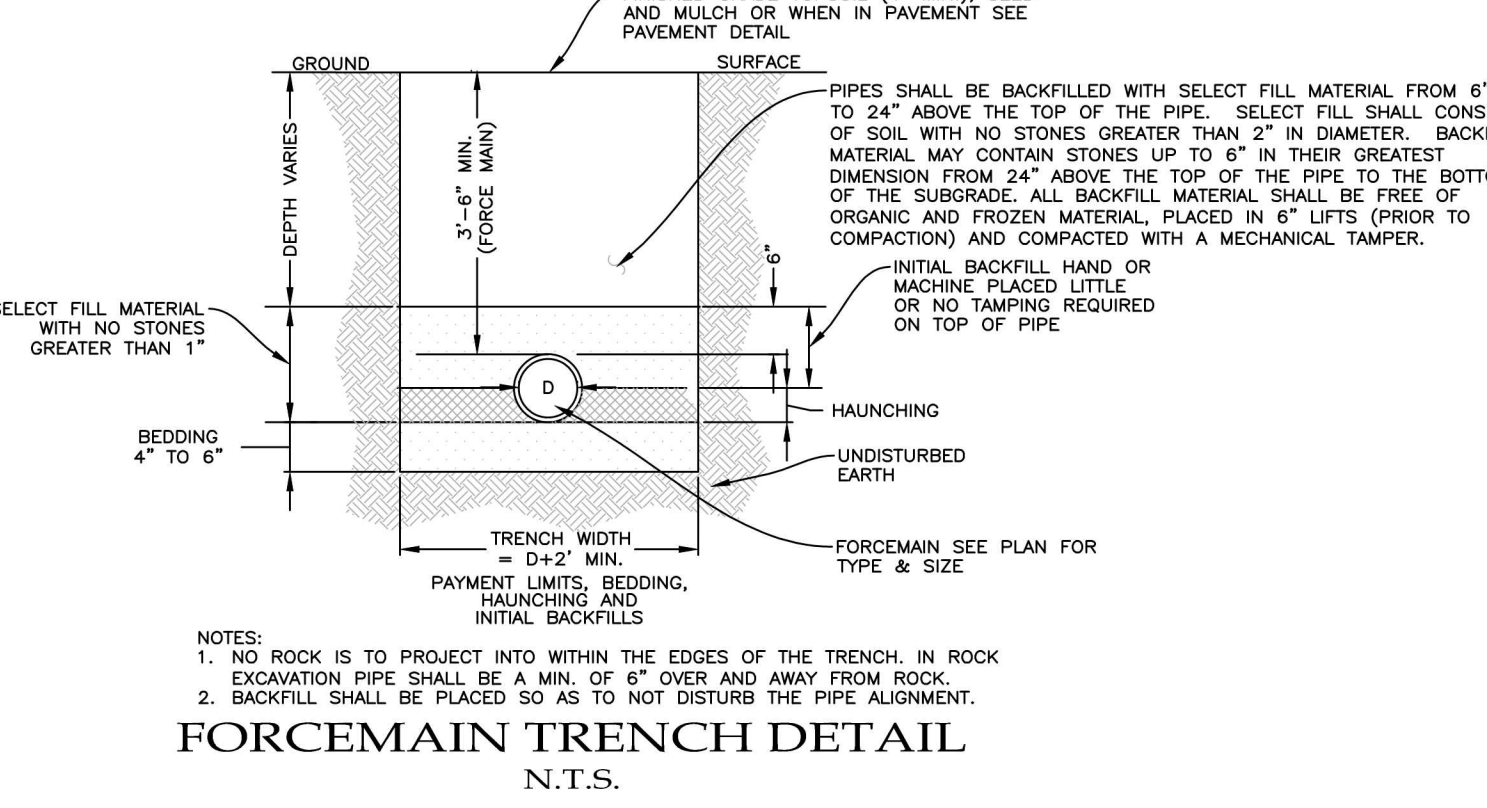
DRAWING: **SITE DETAILS** JUNE 12, 2023 SHEET: 02 OF 02  
PROJECT: 11 WHIPPOORWILL LANE TOWN OF NORTH CASTLE, WESTCHESTER COUNTY, NEW YORK



**DRAIN PIPE TRENCH DETAIL N.T.S.**

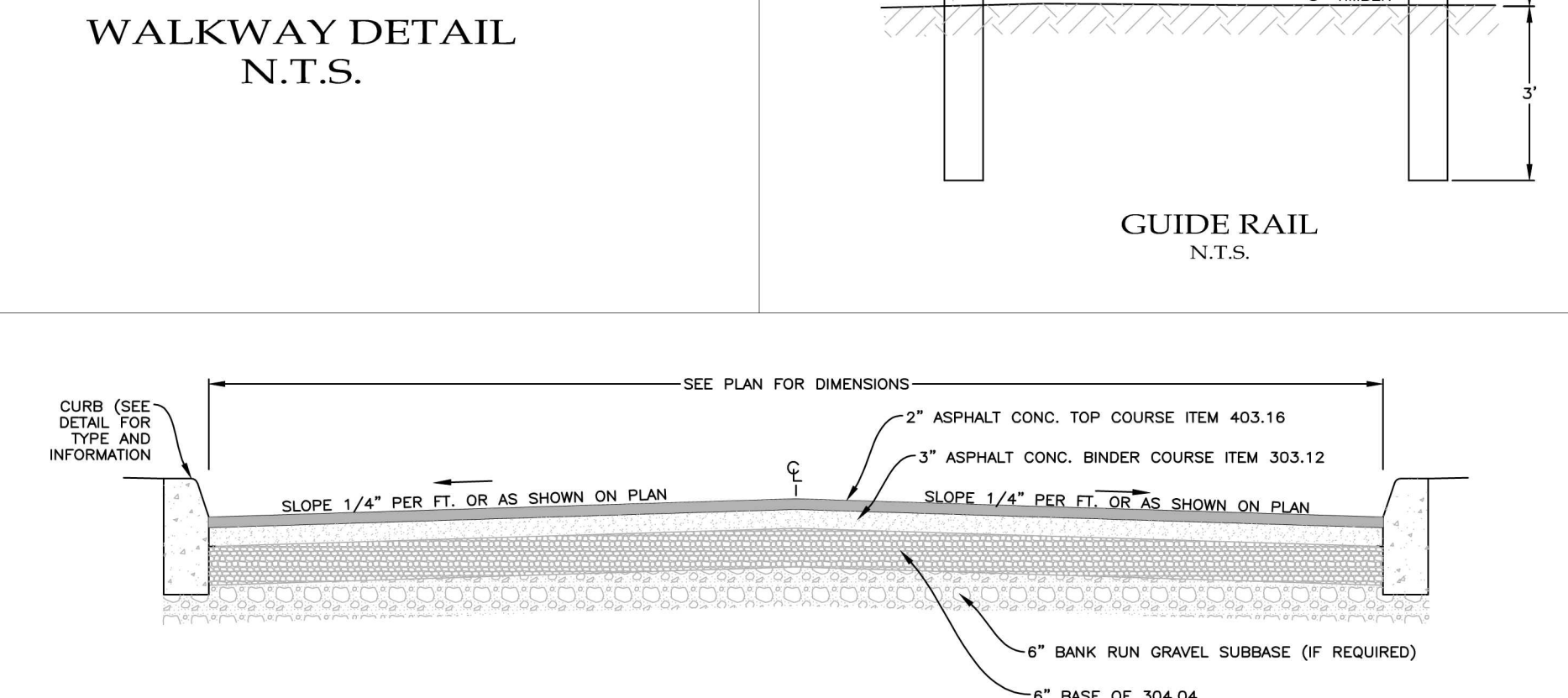


**WATER SERVICE THROUGH EXISTING STONE WALL N.T.S.**

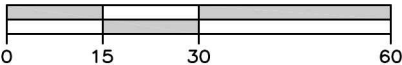
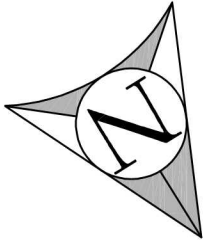
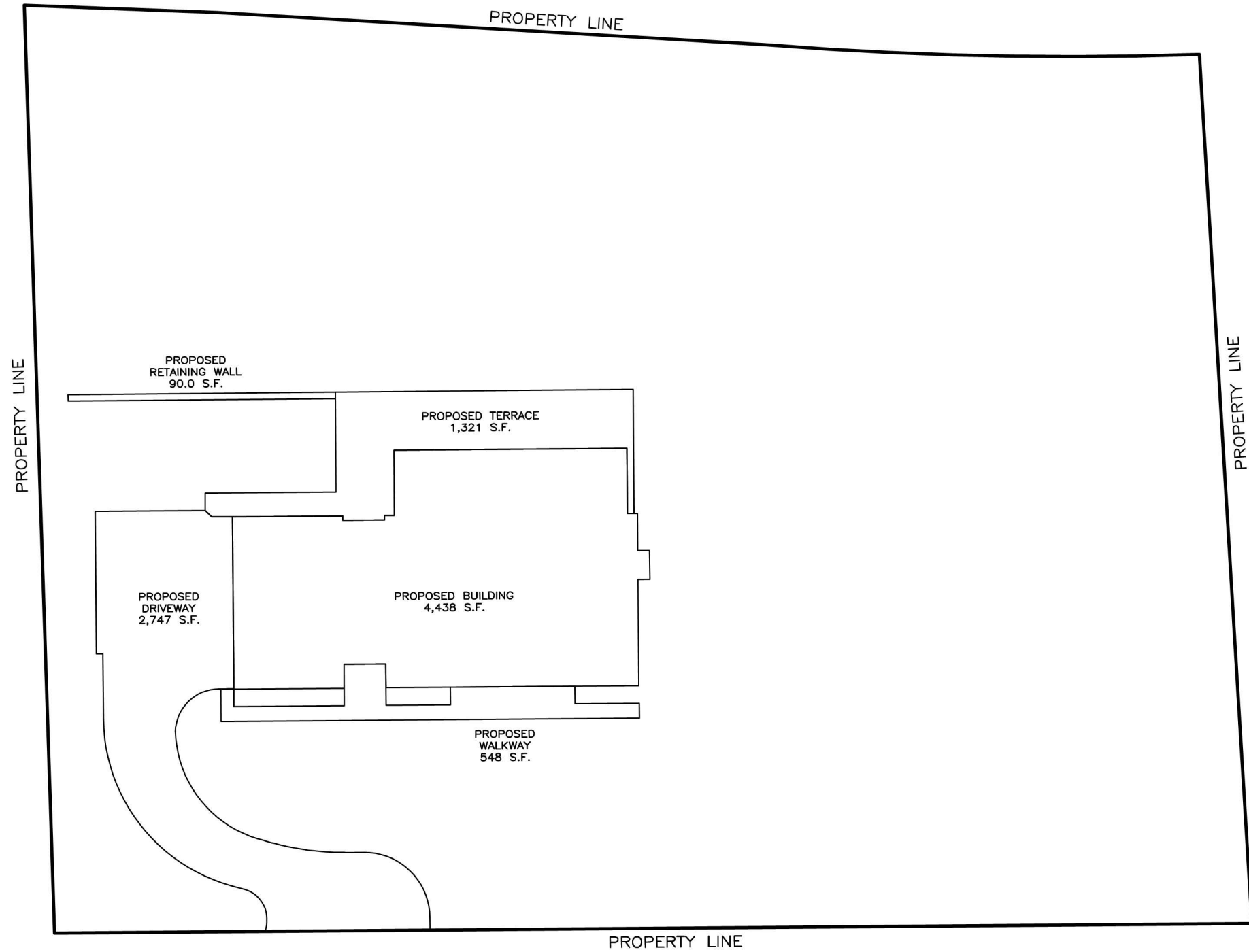


**FORCEMAIN TRENCH DETAIL N.T.S.**

- NOTES:**
1. NO ROCK IS TO PROJECT INTO WITHIN THE EDGES OF THE TRENCH. IN ROCK EXCAVATION PIPE SHALL BE A MIN. OF 6" OVER AND AWAY FROM ROCK.
  2. BACKFILL SHALL BE PLACED SO AS TO NOT DISTURB THE PIPE ALIGNMENT.



**TYPICAL ROAD SECTION N.T.S.**



SCALE: 1" = 30'

NOTE: LINES SHOWN ARE CLOSED  
COMPUTER POLYLINE ENTITIES.

ALFONZETTI ENGINEERING, P.C.  
14 SMITH AVENUE, MT. KISCO, N.Y. 10549  
914 - 666 - 9800

PROJECT:  
11 WHIPPOORWILL LANE  
TOWN OF NORTH CASTLE,  
WESTCHESTER COUNTY, NEW YORK

DRAWING:  
GLC BACKUP WITH FUTURE POOL  
OCTOBER 20, 2023



TOWN OF NORTH CASTLE  
WESTCHESTER COUNTY  
17 Bedford Road  
Armonk, New York 10504-1898

PLANNING DEPARTMENT  
Adam R. Kaufman, AICP  
Director of Planning

January 29, 2019  
Telephone: (914) 273-3542  
Fax: (914) 273-3554  
[www.northcastleny.com](http://www.northcastleny.com)

## FLOOR AREA CALCULATIONS WORKSHEET

Application Name or Identifying Title: 11 WHIPPOORWILL LANE Date: 10-23-23

Tax Map Designation or Proposed Lot No.: 107.04-1-5

### Floor Area

- |     |   |               |
|-----|---|---------------|
| 1.  | Total Lot Area (Net Lot Area for Lots Created After 12/13/06):  | <u>55,914</u> |
| 2.  | <b>Maximum</b> permitted floor area (per Section 355-26.B(4)):  | <u>8,468</u>  |
| 3.  | Amount of floor area contained within first floor:<br>— <u>0</u> existing + <u>2,611</u> proposed = —                               | <u>2,611</u>  |
| 4.  | Amount of floor area contained within second floor:<br>— <u>0</u> existing + <u>3,438</u> proposed = —                              | <u>3,438</u>  |
| 5.  | Amount of floor area contained within garage:<br>— <u>    </u> existing + <u>981</u> proposed = —                                   | <u>981</u>    |
| 6.  | Amount of floor area contained within porches capable of being enclosed:<br>— <u>    </u> existing + <u>0</u> proposed = —          | <u>0</u>      |
| 7.  | Amount of floor area contained within basement (if applicable – see definition):<br>— <u>    </u> existing + <u>NA</u> proposed = — | <u>0</u>      |
| 8.  | Amount of floor area contained within attic (if applicable – see definition):<br>— <u>    </u> existing + <u>355</u> proposed = —   | <u>355</u>    |
| 9.  | Amount of floor area contained within all accessory buildings:<br>— <u>0</u> existing + <u>0</u> proposed = —                       | <u>0</u>      |
| 10. | Proposed <b>floor area</b> : Total of Lines 3 – 9 = —   | <u>7,385</u>  |

If Line 10 is less than or equal to Line 2, your proposal **complies** with the Town's maximum floor area regulations and the project may proceed to the Residential Project Review Committee for review. If Line 10 is greater than Line 2 your proposal does not comply with the Town's regulations.

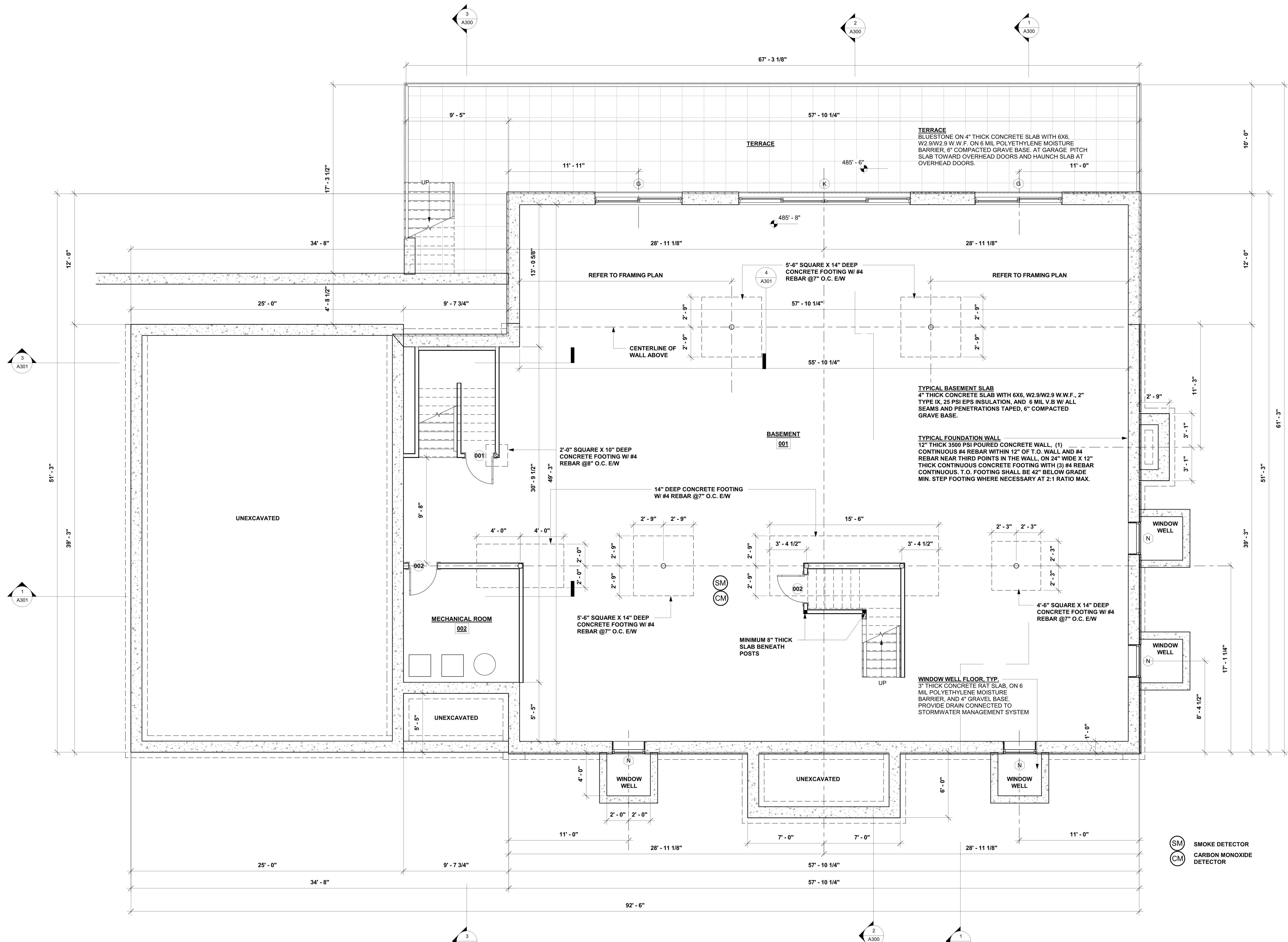
Signature and Seal of Professional Preparing Worksheet



10-23-23

Date





No.	DATE	ISSUE
1	6/26/23	PROGRESS SET
2	8/22/23	ISSUED FOR PERMIT

PROJECT NAME:  
**SINGLE FAMILY HOUSE**

PROJECT ADDRESS:  
11 WHIPPOORWILL LN  
NORTH CASTLE, NY



MICHAEL A. PICCIRILLO, AIA  
345 KEAR STREET, SUITE 203  
YORKTOWN HEIGHTS, NY 10598

TELEPHONE: 914-368-9838  
FACSIMILE: 914-368-9839  
michael@mpiccirilloarchitect.com  
www.mpiccirilloarchitect.com

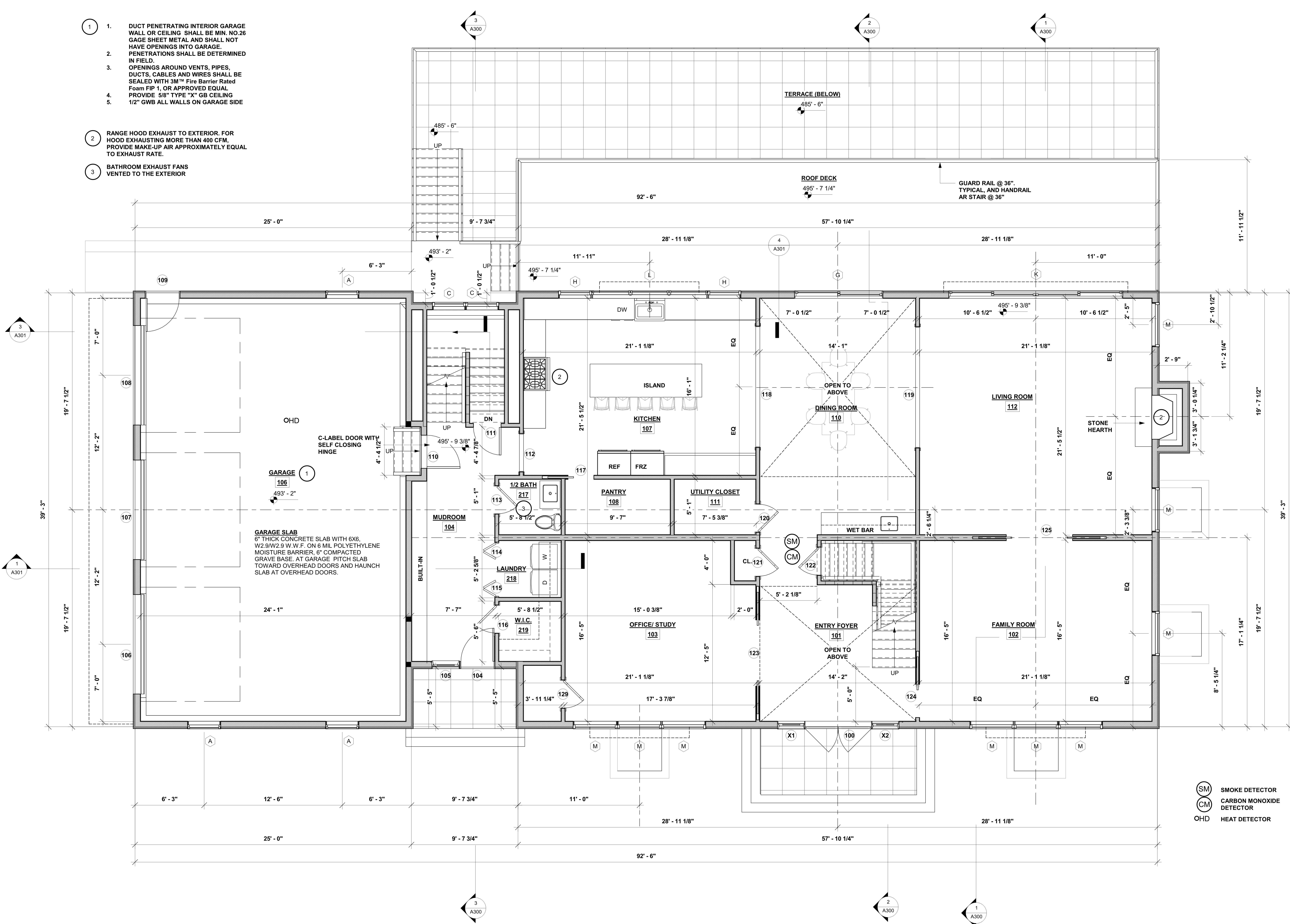
**BASEMENT/  
FOUNDATION  
PLAN**

Scale  
1/4" = 1'-0"

**A100**

**1 BASEMENT FLOOR**  
1/4" = 1'-0"

1. DUCT PENETRATING INTERIOR GARAGE WALL OR CEILING SHALL BE MIN. NO.26 GAGE SHEET METAL AND SHALL NOT HAVE OPENINGS INTO GARAGE. PENETRATIONS SHALL BE DETERMINED IN FIELD.
2. RANGE HOOD EXHAUST TO EXTERIOR. FOR HOOD EXHAUSTING MORE THAN 400 CFM, PROVIDE MAKE-UP AIR APPROXIMATELY EQUAL TO EXHAUST RATE.
3. BATHROOM EXHAUST FANS VENTED TO THE EXTERIOR.



- (SM) SMOKE DETECTOR
- (CM) CARBON MONOXIDE DETECTOR
- OHD HEAT DETECTOR

1 1ST FLOOR  
1/4" = 1'-0"

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PROJECT NAME:  
SINGLE FAMILY HOUSE

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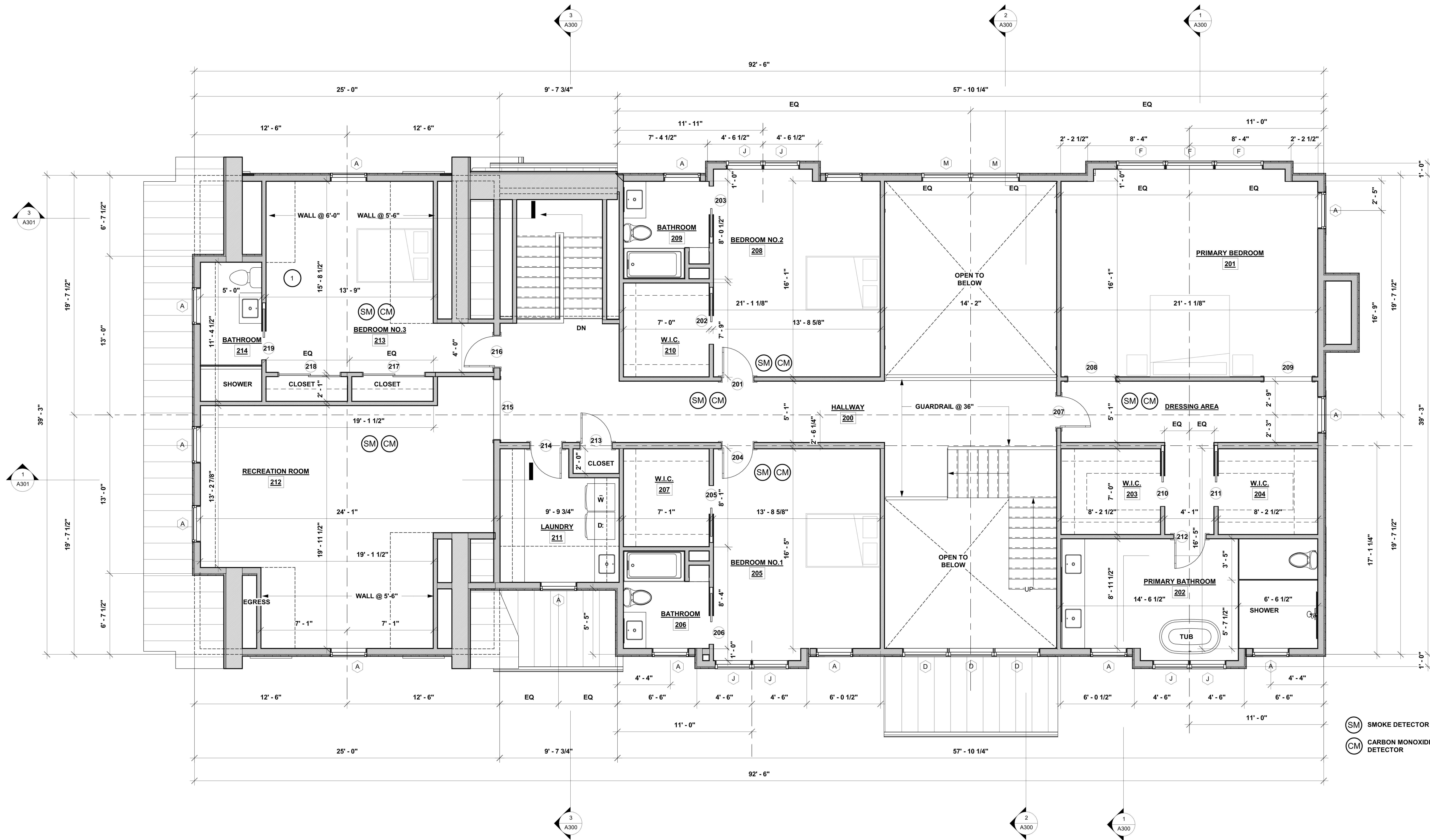


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1ST FLOOR PLAN

Scale  
1/4" = 1'-0"



(SM) SMOKE DETECTOR  
(CM) CARBON MONOXIDE DETECTOR

1 2ND FLOOR  
1/4" = 1'-0"

No.	DATE	ISSUE
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SINGLE FAMILY HOUSE

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NORTH CASTLE, NY



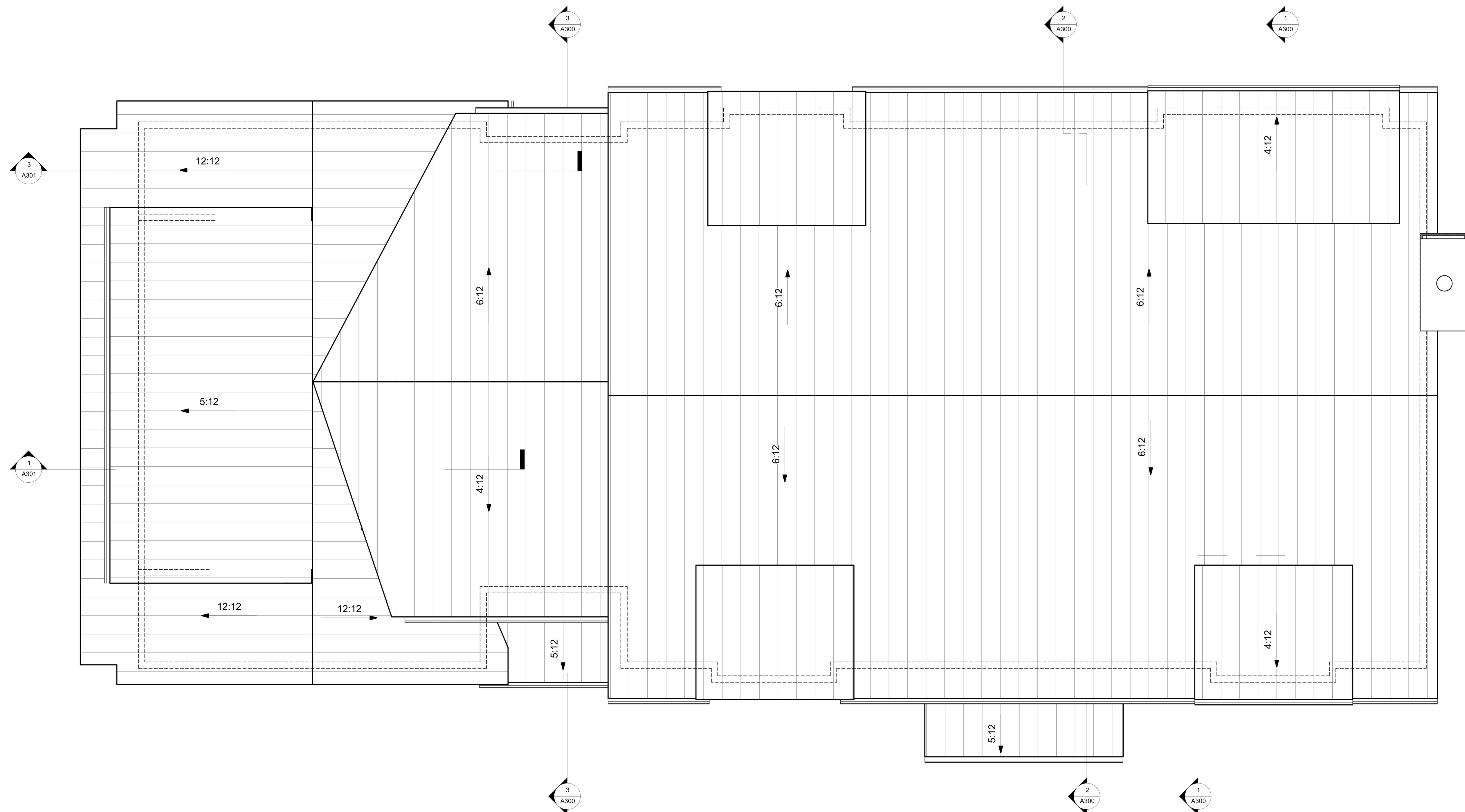
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SECOND FLOOR PLAN

Scale  
1/4" = 1'-0"

**STANDING SEAM METAL ROOF:**

- 24 GAUGE HIGH STRENGTH GALVALUM STEEL, AZ -50 OR AZ-55 COATING, PREMIUM MCA CERTIFIED PAINT SYSTEM, GREY COLOR, 1 1/2" SEAM HEIGHT, CONCEALED CLIP FASTENING SYSTEM, 12"-16" COVERAGE, UL 790 CLASS A FIRE RESISTANCE RATING, UL 2218 CLASS 4 HAIL IMPACT RESISTANCE, UL 580 CLASS 90LULIFT TEST RATING.
- G.C. SHALL SUBMIT SPECIFICATION FOR APPROVAL AND PROVIDE COLOR/MATERIAL SAMPLE.
- FLASHING AT METAL ROOF SHALL BE COMPATIBLE WITH METAL ROOF.
- GUTTERS TO BE OGEE STYLE ALUMINUM TO MATCH EXISTING, WITH 4" DIAMETER ROUND ALUMINUM LEADERS. SEE DRAWINGS FOR LOCATION. ARCHITECT AND OWNER TO APPROVE FINAL LOCATION OF LEADERS.
- CONDUCTOR HEADS AT SCUPPERS SHALL BE 10" X10" ALUMINUM. PROVIDE CUT SHEAT FOR APPROVAL.



No.	DATE	ISSUE
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PROJECT NAME:  
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**ROOF PLAN**

Scale  
1/4" = 1'-0"

**A104**

1 ROOF  
1/4" = 1'-0"



2 WEST ELEVATION  
3/16" = 1'-0"



3 EAST ELEVATION  
3/16" = 1'-0"

No.	DATE	ISSUE
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## ELEVATIONS

Scale  
3/16" =  
1'-0"

A200



1 NORTH ELEVATION  
3/16" = 1'-0"



2 SOUTH ELEVATION  
3/16" = 1'-0"

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SINGLE FAMILY HOUSE

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ELEVATIONS

Scale  
3/16" = 1'-0"

A201